129.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,665,200 / 1,665,200
					USE VALUE:	1,665,200 / 1,665,200
					ASSESSED:	1,665,200 / 1,665,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIVEST RONALD L & GAIL D
Owner 2:	
Owner 3:	
Street 1:	41 ACADEMY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 18,720 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Clapboard Exterior and 4667 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18720.000	761,000	20,800	883,400	1,665,200
Total Card	0.430	761,000	20,800	883,400	1,665,200
Total Parcel	0.430	761,000	20,800	883,400	1,665,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.80 | /Parcel: 356.8

Legal Description

User Acct 83689

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/11/18

!10133!

PREVIOUS ASSESSMENT

Parcel ID 129.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	760,800	20800	18,720.	883,400	1,665,000	1,665,000	Year End Roll	12/18/2019
2019	101	FV	579,200	21400	18,720.	932,500	1,533,100	1,533,100	Year End Roll	1/3/2019
2018	101	FV	579,200	21400	18,720.	687,100	1,287,700	1,287,700	Year End Roll	12/20/2017
2017	101	FV	579,200	21400	18,720.	657,700	1,258,300	1,258,300	Year End Roll	1/3/2017
2016	101	FV	579,200	21400	18,720.	608,600	1,209,200	1,209,200	Year End	1/4/2016
2015	101	FV	547,200	21900	18,720.	510,400	1,079,500	1,079,500	Year End Roll	12/11/2014
2014	101	FV	547,200	21900	18,720.	498,700	1,067,800	1,067,800	Year End Roll	12/16/2013
2013	101	FV	547,200	21900	18,720.	475,100	1,044,200	1,044,200		12/13/2012

PRINT

Date	Time
12/11/20	00:28:52

LAST REV

Date	Time
06/04/18	11:44:30

ekelly

10133

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
C & F REALTY CO	27526-236		7/30/1997	Portion-Asst	1,140,000	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2009	1104	Temp Ten	500					
12/18/1997	752		85,000					5X23-6X12 ADD-KIT-
6/26/1995	360		6,500					REMODEL BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	345	PATRIOT
12/7/1999	Inspected	267	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	256	PATRIOT
7/8/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83689
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18720		Sq. Ft.	Site		0	90.	0.52	10									883,442						883,400	

Total AC/HA: 0.42975 | Total SF/SM: 18720 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 883,442 | Spl Credit | Total: 883,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.87498391
Const Adj.:	1.02989697
Adj $ / SQ:	117.149
Other Features:	156135
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	934921
Depreciation:	173895
Depreciated Total:	761025

COMMENTS

OF =LAUNDRY SINK AND BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

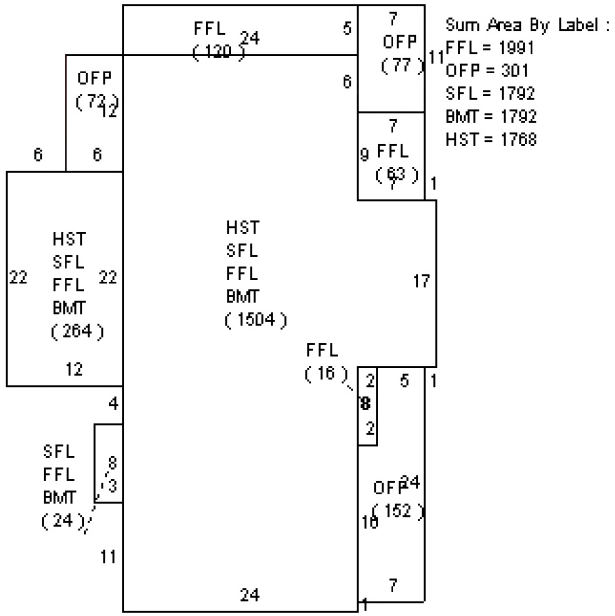
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.75
Special Features:	0	Val/Su Net:	112.57
Final Total:	761000	Val/Su SzAd	163.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,991	117.150	233,243
BMT	Basement	1,792	35.140	62,979
SFL	Second Floor	1,792	117.150	209,930
HST	Half Story	884	117.150	103,559
OFP	Open Porch	301	22.640	6,814

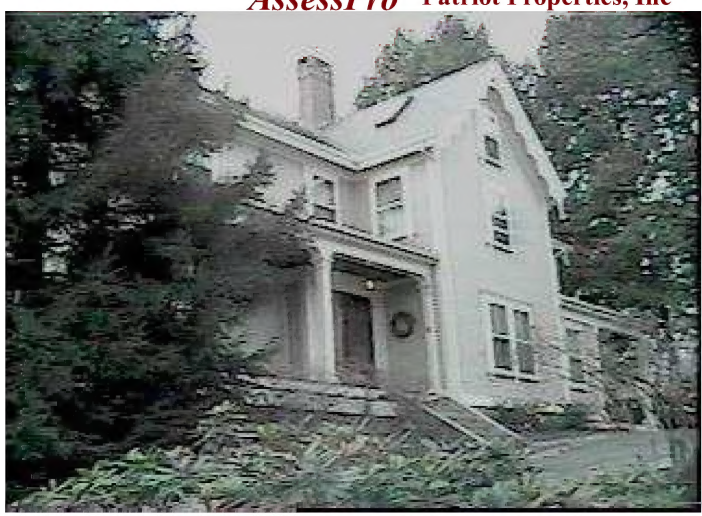
Net Sketched Area:	6,760	Total:	616,525
Size Ad	4667	Gross Are	7644	FinArea	4667
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	24X45	G	GD	1980	23.81	T	23.4	101			19,700			19,700
19	Patio	D	Y	1	16X18	G	GD	1995	4.44	T	14.4	101			1,100			1,100

More:	N	Total Yard Items:	20,800	Total Special Featues:		Total:	20,800